



THOMAS A. TIDEMANSON, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

February 13, 1991

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Jon A. Yinger
224 North Yale
Fullerton, California 92631

Dear Mr. Yinger:

SUBSTANDARD PROPERTY
14660-14666 EAST VALLEY BOULEVARD
LA PUENTE, CALIFORNIA

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical, or demolition.

As the owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter.

This notice will be posted on the property. If, in your opinion, you disagree or cannot comply with the above findings or order, you may request a public hearing before the Building Rehabilitation Appeals Board within 30 days after the building or property is posted.

But that if you do not request in writing a hearing before the Building Rehabilitation Appeals Board as prescribed above, or you fail to appear at such a hearing which you have requested, you will be deemed to have waived your right to a hearing before the Building Rehabilitation Appeals Board. The request for a hearing must be in writing directed to the Department of Public Works, Building and Safety Division, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803-1331.

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Further, should you fail to abate the public nuisance within the specified time limit, the Department of Public Works will cause work to be done, to abate the public nuisance on your property. The actual cost of the abatement work, plus \$589.50 administrative costs, will be billed to you as the owner of the property. If the amount due is not paid upondemand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will be recorded against your property in the Office of the County Recorder.

Permits for demolition or repair are required before starting the work and may be obtained at the Building and Safety Division Office shown at the bottom of the attached list of defects. Should you have any question, you may wish to contact Mr. Nick Ortega at (818) 961-9611 at the office shown at the bottom of the attached list of defects.

Very truly yours,

T. A. TIDEMANSON
Director of Public Works


DAVE DARVIS
District Engineering Associate

DD:eap

B-6 (2.0)

Attachment

PR-108 (Rev. 2/90)

Jon A. Yinger

February 13, 1991

LIST OF DEFECTS:

14660 East Valley Boulevard (Structure 1)

1. Window screens are nailed on and are noncomplying as cannot be opened in an emergency.
2. Electrical fixtures at the exterior are damaged and unsafe.
3. The premises contain weeds and excess vegetation.
4. Open and exposed community trash container is a health violation and contributes to the unsightliness of the premises..

The interior of the building was not accessible for inspection, therefore, additional defects may be found when an interior inspection is made.

Structure #2

1. Doors and windows are broken and lack approved screening.
2. A portion of the front porch has been converted into a habitable room and is noncomplying.
3. Electrical fixtures at the exterior are damaged and unsafe.
4. The use of cord wiring on the exterior is an electrical hazard and should be immediately discontinued.
5. The electrical utility power lines are being stressed and becoming detached at dwelling supports due to adjacent overgrown tree branches.
6. Portions of the vent piping are damaged and/or insanitary.

The interior of the building was not accessible for inspection, therefore, additional defects may be found when an interior inspection is made.

14662½ East Valley Boulevard (Structure #3)

1. An overhead garage door is missing.
2. Repairs to the south wall at attached open garage contain nonfire rated and unapproved interior type materials at the

exterior. Interior wall requires inspection prior to covering it.

3. The use of cord wiring in the interior is an electrical hazard and should be immediately discontinued.

The interior of the building was not accessible for inspection, therefore, additional defects may be found when an interior inspection is made.

14664½-66 East Valley Boulevard (Structure #4)

1. The building is dilapidated.
2. The stairways contain broken and loose steps and railings.
3. The west exterior wall is damaged and was inadequately repaired.
4. Doors and windows are damaged.
5. The flooring adjacent to plumbing fixtures is deteriorated due to water damage.
6. The interior walls and wall covering in the bathtub enclosures are damaged.
7. The required fire rated ceiling is damaged and portions at plumbing penetrations are missing.
8. The central support posts inside the carport are damaged and do not bear on hold downs.
9. Electrical wiring in the carport is unsafe due to open and damaged wiring.
10. Fixtures and receptacle outlets are damaged in the southerly apartment and are missing at the northernly apartment.
11. The water heaters lack approved vent T and P valves and relief lines.
12. Portions of the waste piping in the kitchens are subject to overflow and a kitchen sink plumbing leaks.
13. Screening at windows are broken or missing. This Health Department violation has been referred to them.

14664½-64 3/4 East Valley Boulevard (Structure #5)

1. Doors and windows are broken.

2. The roof covering over the northern portion has deteriorated and leaks.
3. The flooring in the kitchens is deteriorated.
4. The interior walls and wall covering are damaged, including areas at the bathtub enclosures.
5. The ceiling covering in the southern unit is water damaged.
6. There is a water seepage problem at the north bedroom of the northern unit.
7. Portions of the waste piping at the kitchen sinks and laundry area, are damaged, insanitary, and subject to overflowing.
8. Both unit's kitchen cabinets are deteriorated due to water damaged.
9. Screening at windows are broken or missing. This Health Department violation has been referred to them.

Building and Safety Division
16005 East Central Avenue
La Puente, California 91744

Inspector: Nick Ortega
(818) 961-9611



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

THOMAS A. TIDEMANSON, Director
February 13, 1991

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

NOTICE OF COST

JOB ADDRESS: 14660-14666 East Valley Boulevard, La Puente, California
OWNERS: Jon A. Yinger
ASSESSOR'S DESCRIPTION: 8206-005-030

The Department of Public Works incurred the itemized expenses by authority of Chapters 98 and/or 99 of Title 26 of the Los Angeles County Code, the Building Code. The total costs are immediately due. Please make your check payable to the Department of Public Works, and return one copy of this statement with your remittance to: the Department of Public Works, Business and Finance Division, First Floor, Public Counter Cashier 900 South Fremont Avenue, Alhambra, California 91803.

If the costs have not been paid by June 30, 1991, an additional \$110.00 Assessment Filing fee will be charged. The Department of Public Works will place the total costs on the property tax bill as a Special Assessment according to Section 25845 of the Government Code.

INVESTIGATION AND PROCESSING.....	\$ 163.00
PREPARATION OF JOB SPECIFICATIONS.....	\$ -----
BOARD OF SUPERVISORS APPROVAL.....	\$ -----
AMOUNT OF CONTRACT.....	\$ -----
CONTRACT COMPLIANCE INSPECTION.....	\$ -----
BILLING FEE.....	\$ 65.00
TOTAL FEE IF PAID BY 06-30-91.....	\$ 228.00
ASSESSMENT FILING FEE IF PAID AFTER 06-30-91.....	\$ 110.00
SPECIAL ASSESSMENT TOTAL.....	\$ 338.00

Within five (5) days of receipt of this notice, any person having right, title, or interest in the property may file a written request for a public hearing on the correctness or reasonableness of the costs or both. This request shall be directed to the Department of Public Works, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803.

Should you have any questions, you may wish to contact Mr. Dave Darvis at (818) 458-3193.

T. A. TIDEMANSON
Director of Public Works

DAVE DARVIS
District Engineering Associate

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PR-306